
Pemberton Borough
Burlington County, NJ

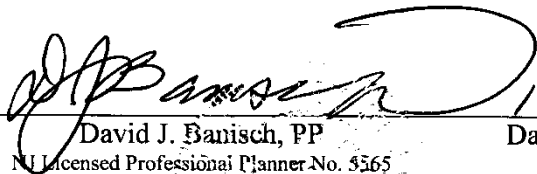
Housing Plan Element
&
Fair Share Plan

ADOPTED: December 15, 2008

Prepared by the Pemberton Borough Planning Board

In consultation with Banisch Associates, Inc.
PO Box 154 Sergeantsville, NJ 08557

The original of this report was signed and sealed
in accordance with N.J.A.C. 13:41-1.3.

 12/30/2008

David J. Banisch, PP
NJ Licensed Professional Planner No. 3565
Date Signed

TABLE OF CONTENTS

INTRODUCTION & SUMMARY	1
STATUTORY AFFORDABLE HOUSING OBLIGATIONS.....	2
CONTENT OF A HOUSING ELEMENT.....	3
3RD ROUND FAIR SHARE PLAN.....	9
INVENTORY OF MUNICIPAL HOUSING CONDITIONS	13
TABLE 1: Units in Structure by Tenure	13
TABLE 2: Year Structure Built by Tenure	14
TABLE 3: Comparison of Year of Construction for Borough, County, and State	14
TABLE 4: Household Size in Occupied Housing Units by Tenure.....	14
TABLE 5: Number of Bedrooms per Unit by Tenure.....	15
TABLE 6: Average Household Size for Occupied Units for Borough, County, and State.....	15
TABLE 7: Percentage of All Units by Number of Bedrooms.....	16
TABLE 8: Housing Quality for Borough, County, and State	16
TABLE 9: Value of Owner Occupied Residential Units	17
TABLE 10: Gross Rents for Specified Renter-Occupied Housing Units ¹	17
TABLE 11: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999 ¹	18
ANALYSIS OF DEMOGRAPHIC CHARACTERISTICS	19
TABLE 12: Population by Age and Sex	19
TABLE 13: Comparison of Age Distribution for Borough, County, and State (% of persons).....	20
TABLE 14: Persons in Household	20
TABLE 15: Comparison of Persons in Household for Borough, County, and State (% of households)	21
TABLE 16: Persons by Household Type and Relationship	21
TABLE 17: 1999 Income for Borough, County, and State.....	22
TABLE 18: Poverty Status for Persons and Families for Borough, County, and State.....	22
TABLE 19: Comparison of 1995-1998 and 2000 Place of Residence for Borough, County, and State	22
TABLE 20: Educational Attainment for Borough, County, and State Residents	23
TABLE 21: Means of Transportation to Work for Borough, County and State Residents.....	23
Table 22: Certificates of Occupancy for Non-Residential Development.....	24
PROJECTION OF MUNICIPAL HOUSING STOCK	25
TABLE 23: New Residential Building Permits, 1985-2004 by year	25

Housing Plan Element and Fair Share Plan
Pemberton Borough, Burlington County NJ
December 2008

Introduction & Summary

This is Pemberton Borough's amended Third Round Housing Plan Element and Fair Share Plan (HPE/FSP or the 'Plan'). This plan amends Pemberton Borough's 2005 Housing Plan Element and Fair Share Plan, which was prepared and duly adopted in 2005 pursuant to the New Jersey Council on Affordable Housing (COAH) 3rd Round Substantive Rules promulgated as N.J.A.C. 5:94-1 et seq., which were in effect at that time, and which were subsequently replaced by N.J.A.C. 5:97-1 et seq. as a result of court-ordered revised rule-making. This plan fully addresses the Borough's total 1987 through 2018 fair share obligation.

This Housing Plan Element has been prepared in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28b.(3) and the regulatory provisions for preparing a Housing Plan Element and Fair Share Plan (HPE/FSP) found at N.J.A.C. 5:97-1 et seq. to address Pemberton Borough's cumulative housing obligation for the period 1987- 2018. This Plan addresses the minimum requirements prescribed by N.J.S.A. 52:27D-310, which outlines the mandatory requirements for a Housing Plan Element, including an inventory and projection of the municipal housing stock; an analysis of the demographic characteristics of Pemberton Borough's residents; and a discussion of municipal employment characteristics.

The Borough's Third Round affordable housing obligation is comprised of three components, including: (1) the Prior Round (1987-1999) Recalculated Need, (2) the Third Round Rehabilitation Share and (3) the Third Round Growth Share. Pemberton Borough accepts the Prior Round Recalculated Need and the Third Round Rehabilitation Share that COAH has assigned to the municipality. COAH's growth share projection anticipates much less development than the Borough's local projection. Therefore, the Borough is relying on its own growth share projection that is based upon development approvals issued before January 1, 2004, but for which most of the construction occurred after January 1, 2004.

Available land in the Borough is limited. This Plan calls for the construction of rental housing on one of the last remaining sizeable vacant parcels of land (i.e. approx. 1.5-acres) to address the Borough's affordable housing obligation. The Borough's growth share results primarily from two significant residential developments that were approved by the Borough between 2000 and January 1, 2004. These approvals were granted before the existence of COAH's third round rules and growth share methodology. These two developments were constructed on the last two significant farmland parcels that remained in the Borough at that time. This amended Plan for rental affordable housing addresses the prior cycle and growth share resulting from approximately 160 market rate units.

The Borough's Fair Share Plan addresses all three components of Third Round need through two affordable housing initiatives, including (1) a municipally sponsored 100% affordable rental housing project of 34 rental units with a private nonprofit partner (MEND – Moorestown Ecumenical Neighborhood Development Corp.); and (2) a public/private partnership with a local private rental housing developer, which will result in the creation of 11 income controlled rental units.

Statutory Affordable Housing Obligations

This Housing Plan Element responds to Pemberton Borough's cumulative affordable housing obligation for the period 1987- 2018 and the following statutory and regulatory requirements for a municipal Housing Plan element and Fair Share Plan:

1. The Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28b(3), identifies the requirements for a Housing Plan Element in the municipal Master Plan.
2. The adopted NJ Council on Affordable Housing regulations, which identify the affordable housing mandates in COAH's Third Round Substantive Rules as found at N.J.A.C. 5:94-1 et seq.
3. At N.J.S.A. 52:27D-310.1a. – f., the New Jersey Fair Housing Act outlines the mandatory requirements for a Housing Plan Element, which include an inventory and projection of the municipal housing stock; an analysis of the demographic characteristics of the Township's residents; and, a discussion of municipal employment characteristics.

Municipal Land Use Law (M.L.U.L.) - At N.J.S.A. 40:55D-28.b.(3), the Municipal Land Use Law identifies the following requirements for a Housing Plan Element:

- (3) A housing plan element pursuant to section 10 of P.L.1985, c.222 (C.52:27D-310), including, but not limited to, residential standards and proposals for the construction and improvement of housing;

Pemberton Borough's amended Fair Share Plan responds to this M.L.U.L. requirement, and is designed to ensure that the provision of affordable housing in the Borough results in a minimal impact on neighborhood character and community services and is consistent with the established land use patterns in the community. This plan calls for two rental housing initiatives, including (1) a new construction municipally sponsored 100% affordable rental housing development and (2) an 11-unit project that will involve 7 existing rental housing units that are privately owned, and 4 new construction, privately financed rental units. Both projects will result in non-age restricted affordable housing.

The affordable housing programs in this Plan are designed to be cohesive with the Borough's established neighborhoods and character through the use of compliance techniques that are consistent with the Borough's existing land use patterns, but which will require a zoning ordinance amendment for the 34-unit rental project. This plan fully addresses the Borough's Prior Round and Third Round new construction affordable housing obligations and this Plan has been prepared and adopted in accordance with the M.L.U.L. statutory provisions for a Housing Plan Element. To the extent that the municipal housing stock may be identified as deficient, the Borough will continue to implement its rehabilitation program to correct substandard housing conditions.

Pemberton Borough's need for affordable housing is the sum of:

1. The rehabilitation share
2. The prior round obligation (1987-1999) and
3. The growth share.

1. The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income as determined by COAH and identified in Appendix B of N.J.A.C. 5:97-1 et seq. Appendix B identifies a rehabilitation share of **10 units**.
2. The prior round obligation is the cumulative 1987 through 1999 recalculated fair share obligation which is identified by COAH in Appendix C. For Pemberton Borough, COAH's recalculated prior round obligation is **9 units**.
3. As indicated above, the growth share for the period January 1, 2004 through December 31, 2018 is based upon COAH's growth share formula of one affordable unit among five residential units projected, plus one affordable unit for every 16 newly created jobs projected. Pemberton's growth share identified in this Plan is not based housing and employment projections identified by COAH in Appendix F of COAH's substantive rules. Rather, and alternatively, the Borough's growth share is identified pursuant to N.J.A.C. 5:97-2.3(d), because a municipality may utilize its own growth projections to calculate the growth share municipal when local growth projections exceed the projections in Appendix F. The Borough's growth share is **48 units**.

Content of a Housing Element

COAH Regulations - At N.J.A.C. 5:97-2.3 *Content of a Housing Element*, COAH's regulations identify the following requirements for a housing plan element and fair share plan (*regulations appear in italicized text* and municipal responses appear in plain text below):

N.J.A.C. 5:97-2.3 (a) *The Housing Element submitted to the Council shall include:*

1. *The minimum requirements prescribed by N.J.S.A 52:27D-310;*

This is a reference in COAH's regulations to the requirements of a housing plan element that are found in the NJ Fair Housing Act (N.J.S.A 52:27D-310), which requires that:

1. *A municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing, and shall contain at least:*

The Borough's Housing Plan Element is designed to achieve the goal of providing affordable housing to meet the Borough's present and third round growth share affordable housing needs through the new construction of rental housing and the creation of affordable housing utilizing existing rental housing in the Borough.

N.J.S.A 52:27D-310.1.a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;

Pemberton Borough's amended Housing Plan Element responds to subsection 1.a. of the Fair Housing Act (above) in Appendix A, which is included in the Plan below. An analysis and tables are provided in Appendix A, which comprehensively document the age, condition, value, etc. of the Borough's housing stock.

N.J.S.A 52:27D-310.1.b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

Actual Growth January 1, 2004 to July 2008

The Borough has issued a total of 160 residential Certificates of Occupancy (CO's) between January 1, 2004 and December 1, 2008. This information has been identified from Borough records, which have been found to be more accurate than the NJ Construction Reporter listing of CO's, which identifies a total of only 67 residential certificates of occupancy for January 1, 2004 to the present.

Therefore, the Borough's combined actual residential and nonresidential third round growth share for the period January 1, 2004 to the present (December 1, 2008) is a total affordable housing obligation of 40 affordable housing units. This is due to the construction of residential development that was approved prior to the third round and prior to any indication that COAH's third round growth share methodology would require affordable housing production in proportion to market-rate development.

Projected Growth

The Borough is basing its estimate for future affordable housing need on COAH's third round growth share methodology, which requires the production of one affordable housing unit for every 4 market rate units constructed plus one affordable housing unit for every 16 jobs created through nonresidential development.

The total number of residential certificates of occupancy that are estimated to be issued in the Borough during the 3rd Round is based upon approved development and projected development. This is estimated at 191 residential dwelling units. This includes:

<u>Development Name</u>	<u>C/O's Anticipated</u>
New Mills Village:	28
Hearthstone Development:	142
Monmouth Custom Builders:	15*
Locally Anticipated & Projected:	6
TOTAL:	191

*includes 3 affordable housing units

N.J.S.A 52:27D-310.1.c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;

This analysis is provided in Appendix A of this amended Housing Plan Element.

N.J.S.A 52:27D-310.1.d. An analysis of the existing and probable future employment characteristics of the municipality;

An analysis of the existing employment characteristics is provided in Appendix A of this amended Housing Plan Element. The Borough has witnessed a decline in employment over time and anticipates this trend to level off and stabilize in the future. However modest employment loss is anticipated for the future due to County Highway Route 530 commercial condemnation required to widen the road.

N.J.S.A 52:27D-310.1.e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and

In accordance with the growth projection provided in subsection 1.b. above, the following prospective fair share for low- and moderate-income housing need is identified pursuant to COAH's Third Round Growth Share methodology:

- Residential Growth Share:
 - $191 \text{ units} / 4 = 47.75$ low- and moderate-income affordable units
- Nonresidential Growth Share:
 - $0 \text{ employment growth} / 16 = 0$ affordable units.

See 1.b. above.

N.J.S.A 52:27D-310.1.f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

The Borough's Housing Plan Element and Fair Share Plan identifies affordable housing strategies and techniques that focus on existing land and housing resources that are appropriate to the provision of low- and moderate-income housing in Pemberton. Inasmuch as Pemberton Borough is approaching full build-out under the Borough's Land Use Plan and zoning ordinances, opportunities for new construction of affordable housing are likewise limited. However, Pemberton has identified a vacant, undeveloped parcel of land that is capable of supporting construction of 34 new affordable rental housing units. Adequate water and sewer service is available to support this level of development as well as the additional affordable housing identified in this Plan and the residential market-rate development that was approved prior to January 1, 2004 and has not yet been constructed (approximately 31 additional units).

In maintaining its commitment to providing affordable housing in the past, the Borough approved an 18-unit single-family detached housing development, which included three affordable housing units in

2006. Although the site was located in an Industrial Zone, the adjoining lands included land uses that are compatible with residential use. At the time, the approval was consistent with COAH's initial third round rules, which identified a third round growth share formula of one residential dwelling unit per 8 market-rate units certified. COAH's initial third round rules were subsequently struck down by the Appellate Division, including the 1:8 growth share formula. Nevertheless, the approval remains effective as approved and while the development has not proceeded to construction, the approval has been recently extended through an act of the Legislature known as the Permit Extension Act of 2008.

The Borough's existing housing stock is primarily situated in the Pemberton Borough Historic District. The Historic District is primarily populated by single-family dwellings in residential neighborhoods, and includes a commercial district with a mixed use character. A private investor in residential properties that owns property in the Borough's Historic District has approached the Borough about converting seven existing rental units to affordable housing and constructing four new units of affordable housing. This proposal has been accepted by the Borough and incorporated into this plan.

2. The household projection for the municipality as provided in chapter Appendix F;

Appendix F of N.J.A.C. 5:97-1 et seq. identifies the following household projection for Pemberton Borough:

Net Changes 2004 – 2018: 32 (units).

3. The employment projection for the municipality as provided in Appendix F;

Appendix F of N.J.A.C. 5:97-1 et seq. identifies the following employment projection for Pemberton Borough:

Net Changes 2004 – 2018: -40 (jobs).

4. The municipality's prior round obligation (from Appendix C);

Appendix C of N.J.A.C. 5:97-1 et seq. identifies the following recalculated prior round obligation for Pemberton Borough:

1987-1999 Obligation: 9 (units).

5. The municipality's rehabilitation share (from chapter Appendix B); and

Appendix B of N.J.A.C. 5:97-1 et seq. identifies the following rehabilitation obligation for Pemberton Borough:

Total Rehab. Share: 10 (units)

6. The projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

Pursuant to N.J.A.C. 5:97-2.4.(a) & (b) the Pemberton Borough growth share has been identified by COAH, as follows:

(a)2. "... the municipality shall have an obligation of one affordable housing unit among five residential units projected to be constructed. For the purpose of calculating the projected growth share obligation, the municipality shall divide the resulting total units by five:"

(b)2. "... the municipality shall have an obligation of one affordable housing unit for every 16 jobs projected:"

The growth share for the period January 1, 2004 through December 31, 2018 is initially identified on calculations based on housing and employment projections established COAH, which were converted into projected growth share affordable housing obligation by applying COAH's growth share formula of one affordable unit among five residential units projected, plus one affordable unit for every 16 newly created jobs projected. Alternatively, a municipality may utilize its own growth projections to calculate the growth share pursuant to N.J.A.C. 5:97-2.3(d), provided the municipal growth projections exceed the projections in Appendix F of COAH's substantive rules.

At appendix F, COAH identifies the following household and employment projections for the Borough:

- 32 Housing Units (previously identified at 116 housing units); and
- -40 Jobs (0- affordable units attributable to employment growth).

These combined elements of growth share result in a total projected growth share by COAH in Appendix F of 6.4 or 6 (six) units of growth share affordable housing obligation.

COAH – Appendix F growth Share Projection: 6 affordable units

In accordance with N.J.A.C. 5:97-2.3(d), a municipality may utilize its own growth projections to calculate the growth share, provided the municipal projections exceed the projections in Appendix F. Pemberton Borough forecasts no employment growth during the 3rd round. When compared to COAH's household growth projection, Pemberton Borough projects substantial residential growth during the 3rd round, based upon residential development that has been approved and constructed, and is projected for the Borough.

COAH's household growth projection in Appendix F does adequately account for actual residential development that will receive certificates of occupancy during the 3rd Round (January 1, 2004 – December 31, 2018). The total number of residential certificates of occupancy that are estimated to be issued in the Borough during the 3rd Round is based upon approved development and projected development. This is estimated at 191 residential dwelling units. This includes:

<u>Development Name</u>	<u>C/O's Anticipated</u>
New Mills Village:	28
Hearthstone Development:	142
Monmouth Custom Builders:	15*
Locally Anticipated & Projected:	6
TOTAL:	191

*Pursuant to N.J.A.C. 5:97-3-17, COAH's Compliance bonus provisions, the Monmouth Custom Builders subdivision (15 market-rate & 3 affordable units) provides the Borough with three compliance bonus credits because the project received preliminary and final subdivision approval between December 20, 2004 and June 2, 2008 and the site was identified in the Borough's 2005 adopted 3rd Round FSP for affordable housing development.

Based upon the Borough's approved, constructed and anticipated residential development for the 3rd round, the **Borough's growth share obligation is 48 (47.75) affordable housing units, according to local household and employment projections.**

Local Household & Employment Projections:

Residential Growth Share:

191 units / 4 = 47.75 (48) low- and moderate-income affordable units

Nonresidential Growth Share:

0 employment growth / 16 = 0 affordable units.

The Borough's 3rd Round Obligation is the sum of:

- Rehabilitation Share = 10 units
- Prior Cycle Obligation = 9 units
- Growth Share Obligation = 48 units

The Borough must plan for:

- New Construction = 57 units (9+ 48); and
- Rehabilitation = 10 units.

5:97-2.3 (b) *Supporting information to be submitted with the Housing Element shall include:*

1. *A copy of the most recently adopted municipal zoning ordinance; and*

Pemberton Borough's zoning ordinance is provided as Appendix B.

2. *A copy of the most up-to date tax maps of the municipality, electronic if available, with legible dimensions.*

Pemberton Borough tax maps are not available in electronic format. Hard copy of most up-to-date tax maps provided as Appendix C.

5:97-2.3 (c) *The municipality shall submit any other documentation necessary to facilitate the review of the municipal Housing Element as requested by the Council.*

5:97-2.3 (d) *As an alternate to the household and employment projections required by (a)2 and 3 above, a municipality may rely upon its own household and employment growth projections, provided the total growth share resulting from the municipal household and employment growth projections exceeds the total growth share resulting from the household and employment growth projections provided in Appendix F.*

Pemberton Borough is relying on local household and employment projections in identifying the Borough's Third Round growth share affordable housing obligation. The calculations identified in this section of COAH's regulations are not provided.

3rd Round Fair Share Plan

At N.J.A.C. 5:97-3.2 *Content of a Fair Share Plan*, COAH's regulations identify the following requirements:

(a) A Fair Share Plan describes the completed or proposed mechanisms and funding sources, if applicable, that will be utilized to specifically address a municipality's rehabilitation share, prior round obligation, and growth share obligation.

Pemberton Borough's Fair Share Plan to address the fair share obligation is addressed through rental and for sale housing. The rental housing component in the Plan is a total of 45 rental units. Three for-sale affordable units in the Plan are associated with the Monmouth Custom Builder's approval of 15 market rate single family detached dwelling units and 3 single family detached affordable dwelling units. The projects are listed in the following table entitled "Pemberton Borough Round 3 Fair Share Plan Affordable Housing Compliance Projects"

Pemberton Borough Round 3 Fair Share Plan
Affordable Housing Compliance Projects

MEND 34 rental units:	B 100, L 6.01	.965-ac.	16 units (proposed)
	B 100.01, L 6.02	1.456 ac.	18 units (proposed)
15 Mary Street (4-apts.):	B 500, L 4	.6421 ac.	4-one bedroom rentals
38 Hanover Street (3 apts.):	B 400, L 1	.116 ac.	1-1 br., 1-2 br. & 1-3 br.
17 Mary Street:	B 500, L 4		4 proposed apartments
Monmouth Cust. Bldrs:	B 105, L 15	12.72 ac.	15 market/3 affordable

Rental Housing – there are two primary components of rental housing that are included in the Borough's plan, which include a municipally sponsored 34-unit 100% affordable rental development in partnership with Moorestown Ecumenical Neighborhood Development (MEND). The second component includes 7 units of existing rental housing that a developer has offered to place in the Borough's affordable housing program along with 4 units of new rental housing to be constructed. Thus, there are a total of 45 units of rental housing in the Borough's Plan.

Proposed funding sources – The Borough will rely upon development fee collections to purchase land for construction of the 34-rental unit MEND project. The Borough has collected approximately \$384,000 through the development fee ordinance, which is to be applied to land acquisition and to the costs for preparing the Borough's 3rd Round Housing Plan Element and Fair Share Plan. Fair Market Appraisals procured by the Borough in 2006 reveal that the land to be acquired is estimated to have a fair market value of approximately \$200,000, however negotiations with the property owner will be required to purchase the property. Condemnation may be pursued as a last resort if good faith negotiations fail.

The real estate investor/owner of the Mary Street and Hanover Street rental project has requested funding to modernize heating systems in the existing rentals. While the units are not substandard, the heating systems could be improved by installing new high-energy efficiency units that require less energy to operate. To the extent that the balance in the Borough's affordable housing trust fund is capable of supporting this improvement, and further assuming that the parties execute a developer's agreement resulting in creditworthy affordable units, the Borough will pay for replacement heaters.

No other compliance mechanisms in the Plan require municipal funding to produce the affordable housing in this Plan.

5:97-3.2(a)1. Descriptions of any credits intended to address any portion of the fair share obligation, which shall include all information and documentation required by N.J.A.C. 5:97-4 for each type of credit;

The following summary of the Borough's 3rd Round obligation is provided to establish the context for identifying credits intended to address the obligation in the amended 3rd Round Plan:

- Rehabilitation Share = 10 units
- Prior Cycle Obligation = 9 units
- Growth Share Obligation = 48 units

In identifying credits intended to address the Borough's 3rd Round obligation, this Plan takes into account the specific minimum delivery requirements that are found in COAH's rules for the fair share plan. These include:

- the minimum number of 'family' affordable units
 - (50% growth share -24 units);
- the minimum number of rental affordable units
 - (25% growth share – 12 units
 - 25% Prior Round – 3 units); and
- the minimum number of family rental units
 - (12.5% growth share – 6 units).

All affordable housing units to be provided through this Plan are non-age restricted units.

As indicated above, the Borough must provide a minimum amount of rental units in association with its new construction affordable housing obligation. These rental units must be delivered as follows:

Rental Obligation:

- Prior Cycle (Cycle I and II) Rental Obligation = 3 units
 - (9 x .25 = 2.25 or 2) and
- Cycle III Rental Obligation = 12 units
 - (48 x .25 = 12)
- **Total Rental Obligation = 15 Units**

All but three (3) affordable units to be delivered through this plan are rental units (3 in Monmouth Custom Builders are for-sale units).

The affordable housing units from the above-referenced projects can be applied to the Borough's Prior Cycle and 3rd round growth share obligation, and earn credits toward those obligations, as follows:

Prior Cycle Obligation:

	<u>9 units</u>
Credits:	
Mary St. & Hanover St. Rental Project	(5 credits)
Rental Bonuses	(2 credits)
MEND	(2 credits)
Remaining Prior Cycle Unmet Need:	(0 Units)

3rd Round growth share:

	<u>48 units</u>
Credits:	
MEND	(32 credits)
MEND (Rental Bonuses)	(12 credits)
Mary St. & Hanover St. Rental Project	(6 credits)
Mon. Cust. Bldrs. w/ Compliance Bonus:	(6 credits)
	(56 Units)

The Mend Project will provide 34 units of affordable housing. The Mary Street and Hanover Street Rentals will result in 11 rental units (see below). Together, these two projects will fully address the Borough's prior cycle and 3rd Round affordable housing obligations. Three regular credits plus three compliance bonus credits are identified from the Monmouth Custom Builders inclusionary development (20%), which results in an accounting surplus.

The MEND and Mary and Hanover Street sites proposed in Pemberton's Plan are served by public water and sewer. Sufficient capacity is available in these systems to service the proposed development. The sites are not constrained by environmental factors such as wetlands, their transition areas, steep slopes or C-1 streams. The sites are located within developed areas of the Borough and are best described as infill development.

The Monmouth Custom Builders site was approved in 2006. The subdivision application included an NJDEP Letter of Interpretation, which identified wetland areas associated with the Rancocas Creek and their transition areas. The approved subdivision design conforms to all NJDEP requirements. This site is also served by public water and sewer utilities.

In considering the feasibility of the Borough's Round 3 Fair Share Plan Affordable Housing Compliance Projects, the following site suitability summary is provided:

5:97-3.13 Site suitability criteria and conformance with the State Development and Redevelopment Plan

(a) Sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:	<u>MEND</u>	<u>Mary & Hanover St.</u>	<u>Mon. Custom Builders</u>
1. The site has a clear title and is free of encumbrances which preclude development of affordable housing;	No	Yes (owner)	Yes (owner)
2. The site is adjacent to compatible land uses and has access to appropriate streets;	Yes	Yes	Yes
3. The site has access to water and sewer infrastructure with sufficient capacity, and is consistent with the applicable area wide water quality management plan (including the wastewater management plan) or is included in an amendment to the area wide water quality management plan submitted to and under review by DEP; and	Yes	Yes	Yes
4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable.	Yes	Yes	Yes

5:97-3.2(a)2 Descriptions of any adjustments to any portion of the fair share obligation, which shall include all information and documentation required by N.J.A.C. 5:97-5 for each adjustment sought;

The Borough is not seeking any adjustments to any portion of its fair share obligation.

Appendix A

Inventory of Municipal Housing Conditions

The primary source of information for the inventory of the Borough's housing stock is the 2000 U.S. Census.

According to the 2000 Census, the Borough has 513 housing units, of which 470 (92%) are occupied. Table 1 identifies the units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. While the Borough largely consists of one-family, detached dwellings (53% of the total, compared to 65% in the County), there are 241 units in attached or multi-family structures. The Borough has a relatively higher percentage of renter-occupied units, 46%, compared to 22% in Burlington County and 32% in the State.

TABLE 1: Units in Structure by Tenure

Units in Structure	Vacant Units	Occupied Units		
		Total	Owner	Renter
1, detached	26	246	195	51
1, attached	0	47	29	18
2	4	50	10	40
3 or 4	7	54	0	54
5+	6	73	0	73
Other	0	0	0	0
Mobile home or trailer	0	0	0	0
Total	43	470	234	236

Source: 2000 U.S. Census, Summary Tape File 3 (STF-3) for Borough, QT-H10 and DP-4.

Table 2 presents the data concerning the year housing units were built by tenure, while Table 3 compares the Borough to Burlington County and the State. Approximately 12% of the owner-occupied units in the Borough have been built since 1970 indicating that the majority of housing stock in the Borough dates to before the 1970's. In fact, 52% of owner-occupied housing was built before 1940. The highest rate of renter occupied units was also built before 1940.

TABLE 2: Year Structure Built by Tenure

Year Built	Vacant Units	Occupied Units		
		Total	Owner	Renter
1990-2000	0	25	16	9
1980-1989	0	19	2	17
1970-1979	0	25	11	14
1960-1969	4	69	22	47
1950-1959	8	77	46	31
1940-1949	0	26	16	10
Pre-1940	31	229	121	108

Source: 2000 U.S. Census, STF-3 for Borough, QT-H7.

Table 3 compares the year of construction for all dwelling units in the Borough to Burlington County and the State. The Borough has a much larger percentage of units built between before 1940 than does the County or State, and a smaller percentage of units built after 1960. This is exemplified in the median year built between the State, County and Borough.

TABLE 3: Comparison of Year of Construction for Borough, County, and State

Year Built	%		
	Pemberton Borough	Burlington County	New Jersey
1990 – 2000	4.9	16.5	10.5
1980 – 1989	3.7	15.9	12.4
1970 – 1979	4.9	19.9	14.0
1960 – 1969	14.2	17.9	15.9
1950 – 1959	16.6	13.5	17.1
1940 – 1949	5.1	4.5	10.1
Pre-1940	50.7	11.8	20.1
Median Year	1940	1971	1962

Source: 2000 U.S. Census, SF-3 for Borough, County, and State, DP-4.

Information reported in the 2000 Census concerning occupancy characteristics includes the household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; these data are reported in Tables 4 and 5, respectively. Table 4 indicates that renter-occupied units generally house smaller households, with 59% of renter-occupied units having 2 persons or fewer compared to 54% of owner-occupied units. Table 5 indicates that renter-occupied units generally have fewer bedrooms, with 43% having two bedrooms or fewer, compared to 3% of owner-occupied units.

TABLE 4: Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
----------------	-------------	----------------------	-----------------------

1 person	123	41	82
2 persons	142	85	57
3 persons	85	26	59
4 persons	70	50	20
5 persons	35	20	15
6 persons	11	8	3
7+ persons	4	4	0
Total	470	234	236

Source: 2000 U.S. Census, SF-3 for Borough, H-17.

TABLE 5: Number of Bedrooms per Unit by Tenure

Number of Bedrooms	Total Units	(%)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No bedroom	10	1.9	0	10	0	10
1 bedroom	112	21.8	13	99	7	92
2 bedrooms	139	27.1	12	127	41	86
3 bedrooms	177	34.5	16	161	123	38
4 bedrooms	54	10.5	2	52	49	3
5+ bedrooms	21	4.1	0	21	14	7

Source: 2000 U.S. Census, SF-3 for Borough, QT-H8 and QT-H5.

Table 6 compares the Borough's average household size for all occupied units, owner-occupied units, and renter-occupied units to those of the County and State. The Borough's average household size for owner-occupied units is higher than those of the State and County. The average household size for renter-occupied units is lower than the State's but higher than the County's.

TABLE 6: Average Household Size for Occupied Units for Borough, County, and State

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Pemberton Borough	2.56	2.83	2.30
Burlington County	2.65	2.77	2.24
New Jersey	2.68	2.81	2.43

Source: 2000 U.S. Census, SF-1 for Borough, County, and State, DP-1.

The distribution of bedrooms per unit, shown in Table 7, indicates that the Borough contains more 'no' or 'one bedroom' units than the County or State and more two or three bedroom units than either the County or State. However, the Borough had fewer four or more bedroom units than the State or County.

TABLE 7: Percentage of All Units by Number of Bedrooms

Jurisdiction	None or one	Two or Three	Four or More
Pemberton Borough	23.7	61.6	14.6
Burlington County	12.2	58.3	29.5
New Jersey	18.3	59.2	22.6

Source: 2000 U.S. Census, SF-3 for Borough, County, and State, QT-H4.

In addition to data concerning occupancy characteristics, the 2000 Census includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used by the Council on Affordable Housing (COAH) in calculating a municipality's deteriorated units and indigenous need. In the first Two Rounds of COAH's fair share allocations (1987-1999), COAH used seven indicators to calculate indigenous need: age of dwelling; plumbing facilities; kitchen facilities; persons per room; heating fuel; sewer; and, water. In the proposed Round Three rules, COAH has reduced this to three indicators, which in addition to age of unit (Pre-1940 units in Table 2), are the following, as described in COAH's rules.

Plumbing Facilities Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities.

Kitchen Facilities Inadequate kitchen facilities are indicated by shared use of a kitchen or the non-presence of a sink with piped water, a stove, or a refrigerator.

Table 8 compares the Borough, County, and State for the above indicators of housing quality. The Borough has no units with inadequate plumbing but does include units with inadequate kitchen facilities than the County and State.

TABLE 8: Housing Quality for Borough, County, and State

Condition	%		
	Pemberton Borough	Burlington County	New Jersey
Inadequate plumbing ¹	0	.4	.7
Inadequate kitchen ¹	1.8	.4	.8

Notes: ¹The universe for these factors is all housing units.

Source: 2000 U.S. Census, SF-3 for Borough, County, and State QT-H4.

The last factors used to describe the municipal housing stock are the values and rental values for residential units. With regard to values, the 2000 Census offers a summary of housing values. These data are provided in Table 9 and indicate that 86% of all residential properties in the Borough are valued under \$200,000.

TABLE 9: Value of Owner Occupied Residential Units

Value	Number of Units	%
\$0 – 50,000	3	1.4
\$50,000 – 99,999	55	25.8
\$100,000 – 149,999	128	60.1
\$150,000 – 199,999	16	7.5
\$200,000 – 299,999	6	2.8
\$300,000 – 499,999	5	2.3
\$500,000 – 999,999	0	0
\$1,000,000 +	0	0

Source: 2000 U.S. Census, SF-3 for Borough, County, and State, DP-4.

The data in Table 10 indicate that virtually all housing units rent for over \$500/month with the largest percentage, 61%, found between \$500 and \$749 per month, and 5% of the units renting for \$1,000/ month or more.

TABLE 10: Gross Rents for Specified Renter-Occupied Housing Units¹

Monthly Rent	Number of Units	%
Under \$200	6	2.6
\$200 – 299	0	0
\$300 – 499	20	8.5
\$500 – 749	143	61.1
\$750 – 999	54	23.1
\$1,000 – 1,499	11	4.7
\$1,000 or more	0	0

Note: Median gross rent for Pemberton Borough is \$580.

Source: 2000 U.S. Census, SF-3 for Borough, QT-H12.

The data in Table 11 indicate that there are 137 renter households making less than \$35,000 annually. At least 88 of these households are paying more than 30% of their income for rent; a figure of 30% is considered the limit of affordability for rental housing costs. All 46 renter households that make between \$10,000 and \$19,999 annually are paying more than 30% for gross rent.

TABLE 11: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999¹

Income	Number of Households	Percentage of Household Income					
		0 – 19%	20 – 24%	25 – 29%	30 – 34%	35% +	Not computed
< \$10,000	19	0	0	10.5	0	89.5	0
\$10,000 – 19,999	46	0	0	0	13	87	0
\$20,000 – 34,999	72	6.9	29.2	29.2	8.3	26.4	0
\$35,000 +	97	73.2	20.6	6.2	0	0	0

Note: ¹The universe for this Table is specified renter-occupied housing units.

Source: 2000 U.S. Census, SF-3 for Borough, QT-H13.

Analysis of Demographic Characteristics

As with the inventory of the municipal housing stock, the primary source of information for the analysis of the demographic characteristics of the Borough's residents is the 2000 U.S. Census. The data collected in the 2000 Census provide a wealth of information concerning the characteristics of the Borough's population.

The 2000 Census indicates that the Borough has 1,210 residents, or 157 less residents than in 1990, an 11% decrease. The Borough's 11% decrease in the 1990's compares to a 7% increase in Burlington County and an 8% increase in New Jersey.

The age distribution of the Borough's residents is shown in Table 12. The younger age classes (0-4) are relatively evenly split between males and females, while males predominate in the 5-19 and 35-54 classes, and females predominate in the 20-34 and 65+ classes.

TABLE 12: Population by Age and Sex

Age	Total Persons	Male	Female
0-4	83	47	36
5 - 19	282	156	126
20 - 34	268	129	139
35 - 54	390	199	191
55 - 69	115	54	61
70 +	72	29	43
Total	1,210	614	596

Source: 2000 U.S. Census, SF-1 for Borough, QT-P1.

Table 13 compares the Borough to the County and State for the same age categories. The principal differences among the Borough, County, and State occur in the 20-34 and 55+ age categories. The Borough has a higher percentage of 20-34 year olds than the County or State, while the Borough's 55+ age categories are lower than the County and State. In the 5 to 19 age category, the school age category, the Borough slightly exceeds the County and State.

TABLE 13: Comparison of Age Distribution for Borough, County, and State (% of persons)

Age	Pemberton Borough	Burlington County	New Jersey
0-4	6.9	6.4	6.7
5 – 19	23.3	20.9	20.4
20 – 34	22.1	18.9	19.9
35 – 54	32.2	32.2	30.9
55 – 69	9.5	12.6	12.4
70 +	6	9	9.7
Median	33.9	37.1	36.7

Source: 2000 U.S. Census, SF-1 for Borough, County, and State. QT-P1.

Table 14 provides the Census data on household size for the Borough, while Table 15 compares household sizes in the Borough to those in Burlington County and the State. The Borough differs from the County and State in terms of the distribution of household sizes by having higher households of one person and fewer households of 4 and 5 persons.

TABLE 14: Persons in Household

Household Size	Number of Households
1 person	124
2 persons	144
3 persons	85
4 persons	67
5 persons	35
6 persons	10
7 or more persons	5

Source: 2000 U.S. Census, STF-1 for Borough, QT-P10.

TABLE 15: Comparison of Persons in Household for Borough, County, and State (% of households)

Household Size	Pemberton Borough	Burlington County	State
1 person	26.4	22.9	24.5
2 persons	30.6	32.2	30.3
3 persons	18.1	17.6	17.3
4 persons	14.3	16.6	16
5 persons	7.4	7.3	7.5
6 persons	2.1	2.3	2.7
7 or more persons	1.1	1.1	1.7
Persons per household	2.56	2.65	2.68

Source: 2000 U.S. Census, SF-1 for Borough, County, and State, QT-P10.

Table 16 presents a detailed breakdown of the Borough's population by household type and relationship. There are 317 family households in the Borough and 153 non-family households; a family household includes a householder living with one or more persons related to him or her by birth, marriage, or adoption, while a non-family household includes a householder living alone or with non-relatives only. In terms of the proportion of family and non-family households, the Borough has fewer family households than the County or State (67.4% for the Borough, 72.3% for the County, and 70.3% for the State).

TABLE 16: Persons by Household Type and Relationship

	Total
In family Households:	317
Spouse	210
Child	185
In Non-Family Households:	153
Male householder:	79
Living alone	63
Not living alone	16
Female householder:	74
Living alone	61
Not living alone	13
In group quarters:	5
Institutionalized:	0
Non-institutionalized	5

Source: 2000 U.S. Census, SF-3 for Borough, QT-P11 and QT-P12.

Table 17 provides 1999 income data for the Borough, County, and State. The Borough's per capita and median incomes are lower than those of the State and the County. The definitions used for households

and families in Table 17 are similar to those identified in the description of Table 16, so that the households figure in Table 17 includes families.

TABLE 17: 1999 Income for Borough, County, and State

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Pemberton Borough	18,909	44,063	48,500
Burlington County	26,339	58,608	67,481
New Jersey	27,006	55,146	65,370

Source: 2000 U.S. Census, SF-3 for Borough, County, and State, DP-3.

Table 18 addresses the lower end of the income spectrum by providing data on poverty levels for persons and families. The determination of poverty status and the associated income levels is based on the cost of an economy food plan and ranges from an annual income of \$9,570 for a one-person family to \$32,390 for an eight-person family (three-person family is \$16,090) (determined for 2005). According to the data in Table 18, the Borough proportionally has more persons qualifying for poverty status than do the County but less than the State. The Borough has more families qualifying for poverty status than both the County and State. However, the percentages in Table 18 translate to 94 persons and 23 families in poverty status. Thus, the non-family households have a larger share of the population in poverty status.

TABLE 18: Poverty Status for Persons and Families for Borough, County, and State

(% with 1999 income below poverty)

Jurisdiction	Persons (%)	Families (%)
Pemberton Borough	7.8	7.2
Burlington County	4.7	3.2
New Jersey	8.5	6.3

Source: 2000 U.S. Census, SF-3 for Borough, County, and State, DP-3.

The U.S. Census includes a vast array of additional demographic data that provides interesting insights into an area's population. For example, Table 19 provides a comparison of the percent of persons who moved into their homes between the years 1995-1998; this is a surrogate measure of the mobility/stability of a population. The data indicate that the percentage of Borough residents residing in the same house as in 1995 exceeds that of the County and State.

TABLE 19: Comparison of 1995-1998 and 2000 Place of Residence for Borough, County, and State

Jurisdiction	Percent living in same house in 1995-1998
Pemberton Borough	51.7
Burlington County	42.6
New Jersey	43.3

Source: 2000 U.S. Census, SF-3 for Borough, County, and State, QT-H7.

Table 20 compares the educational attainment for Borough, County, and State residents. These data indicate that Borough residents exceeds the State for residents with a high school diploma or high but has less residents with a bachelor's degree or higher.

**TABLE 20: Educational Attainment for Borough, County, and State Residents
(Persons 25 years and over)**

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Pemberton Borough	83.7	15.5
Burlington County	87.2	28.4
New Jersey	82.1	29.8

Source: 2000 U.S. Census, SF-3 for Borough, County, and State, DP-2.

The 2000 Census also provides data on the means of transportation which people use to reach their place of work. Table 21 compares the Census data for the Borough, County, and State relative to driving alone, carpooling, using public transit, and using other means of transportation. The Borough has a relatively high percentage of those who drive alone, and a relatively low percentage of workers who carpool or use public transit. Of the 6.1% of workers who reside in the Borough and use other means of transportation to reach work, 1.6% (or 10 workers) works at home and 4% (or 25 workers) walk to work.

**TABLE 21: Means of Transportation to Work for Borough, County and State Residents
(Workers 16 years old and over)**

Jurisdiction	Percent who drive alone	Percent in carpools	Percent using public transit	Percent using other means
Pemberton Borough	77.7	14.6	1.6	6.1
Burlington County	82.7	9.2	2.9	5.1
New Jersey	73	10.6	9.6	6.7

Source: 2000 U.S. Census, SF-3 for Borough, County, and State, DP-3.

Table 22: Certificates of Occupancy for Non-Residential Development

Year	Non-residential Floor Area (Sq. Ft) Office	Non-residential Floor Area (Sq. Ft) Retail
1996	14,400	0
1997	0	0
1998	0	0
1999	0	0
2000	600	0
2001	0	0
2002	0	0
2003	0	0
2004	12,800	5,750
TOTAL	27,800	5,750
Average/Year	3,088	638.8

Source: New Jersey Department of Community Affairs

Projection of Municipal Housing Stock

As part of the mandatory contents of a housing element, the Borough is required to produce “a projection of the municipality’s housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.” (N.J.S.A. 52:27D-310b.) Table 22 provides detailed information concerning the issuance of building permits for new residential units for the last 19 years.

TABLE 23: New Residential Building Permits, 1985-2004 by year

Year	Single-Family Units	Multi-Family Units	Total Units
1985	1	0	1
1986	2	0	2
1987	1	0	1
1988	0	0	0
1989	1	0	1
1990	2	0	2
1991	0	0	0
1992	1	0	1
1993	1	0	1
1994	1	0	1
1995	0	0	0
1996	0	0	0
1997	0	0	0
1998	0	10	10
1999	0	2	2
2000	0	2	2
2001	6	0	6
2002	8	0	8
2003	34	0	34
2004	3	0	3
Total	61	14	75

Source: New Jersey Department of Labor, New Jersey Residential Building Permits, Historical Summary 1980-1989, and New Jersey Department of Labor for the years 1990- 2004.

The data in Table 22 provide an interesting view of the Borough’s recent residential development. Very little development has occurred during the last 2 decades. This reflects the previous information on the housing stock in the Borough which indicates that the average house in the Borough was built in 1940. A multi-family unit was built in 1998 and in 2003 a subdivision was under construction adding 34 building permits to the data. Outside of these two years, the average permits issued per year is less than 1 (.9).